



## 34 CLUSE COURT ST. PETER'S STREET

LONDON, N1 8PY

£375,000  
LEASEHOLD

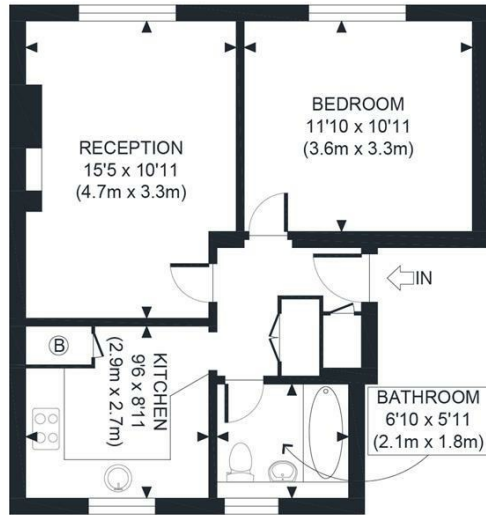
A delightful one bedroom, second floor apartment well arranged with separate living, kitchen and bedroom areas and a shower room.

The bathroom room leads off the reception hall which itself opens out in to the main reception area with separate kitchen just off this.

St Peters Street is part of a delightful and much sought after conservation area just east of Angel and Upper Street. There are a number of popular restaurants and pubs on the doorstep and the vibrant mix of high street and independent boutiques, bars, and restaurants of Upper Street and Camden Passage are also close by as is Regents Canal. .

Angel Underground Station (Northern Line) is close by. There are numerous bus links on the High Street at Angel.

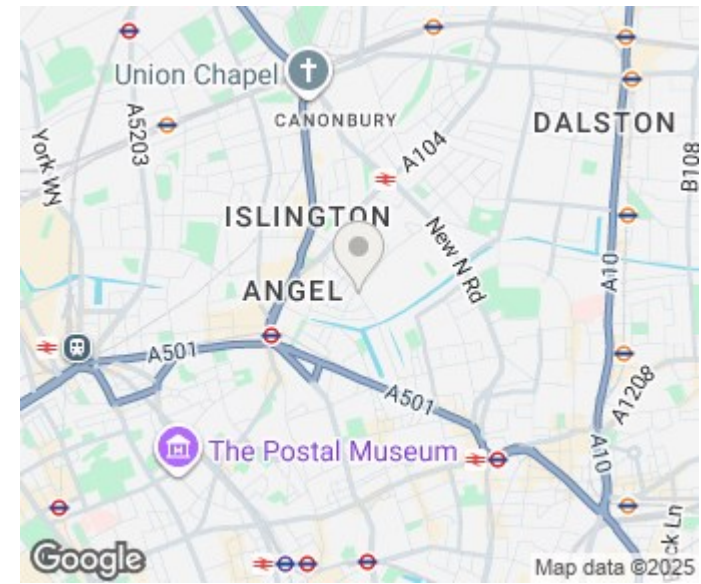
**Hemmingfords**



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 489 SQ FT



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 489 SQ FT / 45 SQM</b></p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Cluse Court</p>
	<p>date 23/09/25</p> <p><b>photoplan</b></p>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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